

Design and Access Statement

40 Bancroft Avenue, London N2 0AS

The Property

The property is located at the rear of the garden of 40 Bancroft Avenue, which is not in a conservation area. There is direct access via the service road for Cherry Tree allotments off the Great North Road. The owner has right of way over this service road. There is an existing car park space.

There is a mature garden at the rear which is part of the host house. Part of the garden is over a mains pipe run belonging to the Water Board. The owner has right of way over this land and a licence to use it as part of their garden. This land will not be affected by the proposed works.

To the west side of the property, there is derelict garage belonging to 42 Bancroft Avenue with planning permission (Ref HGY/2022/1115) to convert into a single 2 storey dwelling.

To the east are the garages for the block of flats on Great North Road. To the north are the Cherry Tree Allotments.

There were some original garages which have been extended and converted into a break-out space and home office following the grant of planning permission in 1999 for conversion of three of the lock-up garages into an occasional studio including a first floor extension.

The restrictive condition applied to this consent precluded the use of the space as a single family dwellinghouse.



Front elevation of former garages



Front elevation of Studio/Garden room



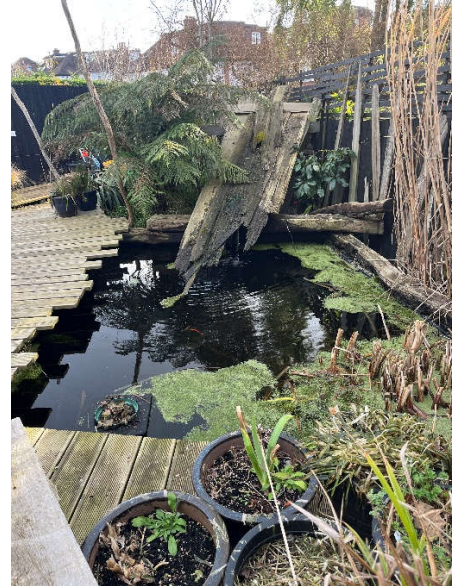
Car park area



Entrance to lane to allotments



South elevation



Garden pond



Former office and garages



Previous Planning applications

HGY/2010/1469, 12/10/2010 Replacement of existing dormer window with double door and creation of roof terrace.

HGY/2004/0687, 17/5/2004 Replacement of existing pitched roof with mansard roof, erection of rear dormer window and alterations to elevations.

HGY/2001/1136, 21/9/2001 Levelling of roof to three garages at the rear and alterations to elevations.

HGY/2000/0305, 15/5/2000 Enlargement of existing rear dormer window

HGY/1999/0315, 19/10/1999 Conversion of three lock-up garages into an occasional studio/garden room including erection of first floor extension.

HGY/1992/0121, 11/8/1992 Erection of single storey rear extension - Refused

OLD/1973/0065, 25/5/1973 Erection of 2 storey rear extension to enlarge kitchen and provide new bedroom.

OLD/1958/0023, 31/10/1958 Erection of lock-up garages for 4 cars.

HGY/2022/1115 is an application for No 42 Bancroft Avenue to demolish the garage and build a new two storey house attached to the studio of No 40

Proposals

The proposal is to convert the existing buildings into a single dwellinghouse where the current occupants of No 40 Bancroft Avenue would live.

The proposed design changes are:

- New first floor extension over the single story building to match the roof of the existing roof of the studio.
- New two storey rear extension as an infill to between the studio and the boundary to No 42.
- Replace glazed south facing elevation with windows and insulated walls at first floor level to reduce the solar gain and improve thermal comfort.
- Replace south facing sloping glazed roof to solid flat roof to reduce solar gain and provide better insulation and thermal comfort.
- New double glazed aluminium windows to the new first floor rear façade.
- New aluminium entrance door with glazed panel to front elevation.
- New window with infilled surrounds to replace aluminium garage door.
- New conservation roof lights on the sloping roof facing the lane.

Materials

- **Walls** on the first floor will be painted render finish. The ground floor walls are existing fair faced and painted brick. The end east elevation will be brick to match existing.
- **Windows** will be double glazed aluminium, to match existing
- **Doors** will be powder coated aluminium.
- **Roof** on the north side will be clay tiles to match existing
- **Roof lights** will be conservation roof lights

Environmental

The existing glazed roof on the side elevation of the studio house will be replaced with a solid roof with insulation. The roof of the new extension will be insulated to contemporary standards or higher.

The failing south facing glazed wall will be replaced with new double or triple glazed units at ground floor level and solid insulated walls and double glazed windows at high level.

The north facing roof lights are design to bring extra natural light.

The property has an existing mature garden and natural ponds. The permeable decking allows surface water to be soaked into the ground.

Photo voltaic panels will be installed on the flat roof, at a low angle of approximately 10 degrees of the horizontal.

Waste Management

There will be a designated bin cupboard for three large bins in the parking area at the front of the property, easily accessible from the lane. On rubbish collection days, the bins will be moved to the entrance of the lane. The main waste bins for blocks of flats on Great North Road are situated near this.

Accessibility

The new layout of the ground floor has been designed with the view of becoming a life time home for the owners.

Trees

No trees will be affected by the new construction

Pre-Application Advice

Ref PRE/2019/0206 was given on 06 October 2019 by Roland Sheldon.

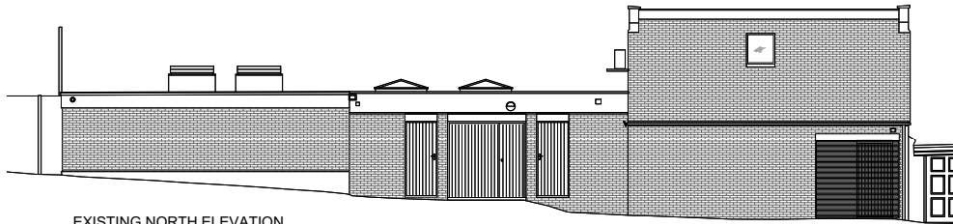
Advice about converting the existing buildings at the rear of garden of 40 Bancroft Ave into a single family dwelling without complying with condition 1 of planning consent HGY/1999/0315.

The response was:

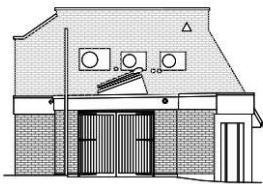
The principle of conversion of the office and former garage space to a residential dwellinghouse is acceptable. However, any formal submission will have to demonstrate how waste collection will be undertaken. The proportion of rear garden allocated to the new dwelling would need to be reduced however to allow the existing unit to benefit from a satisfactory proportion of amenity space in keeping with the wider suburban character of the area.



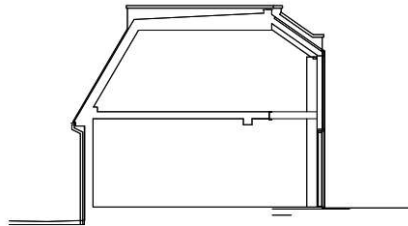
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

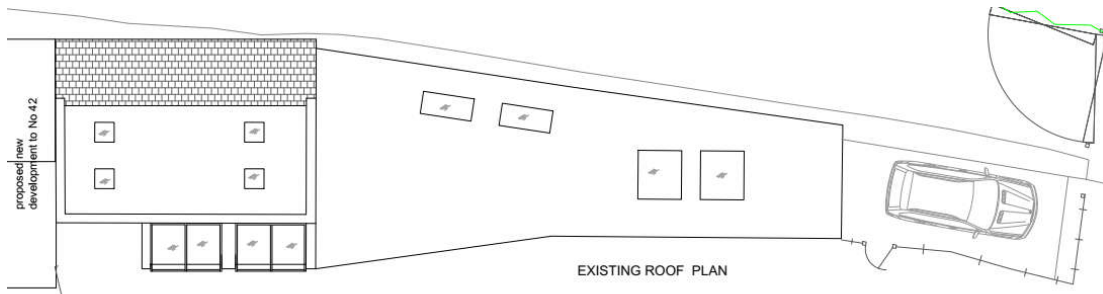


EXISTING EAST ELEVATION

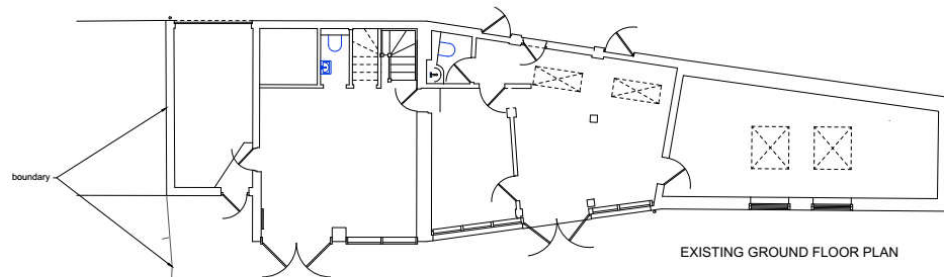


EXISTING SECTION

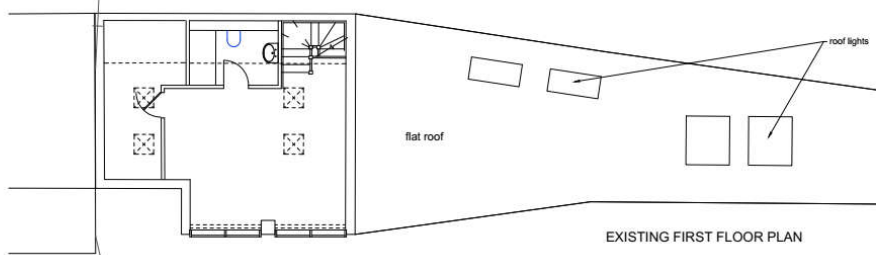
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EXISTING ROOF PLAN

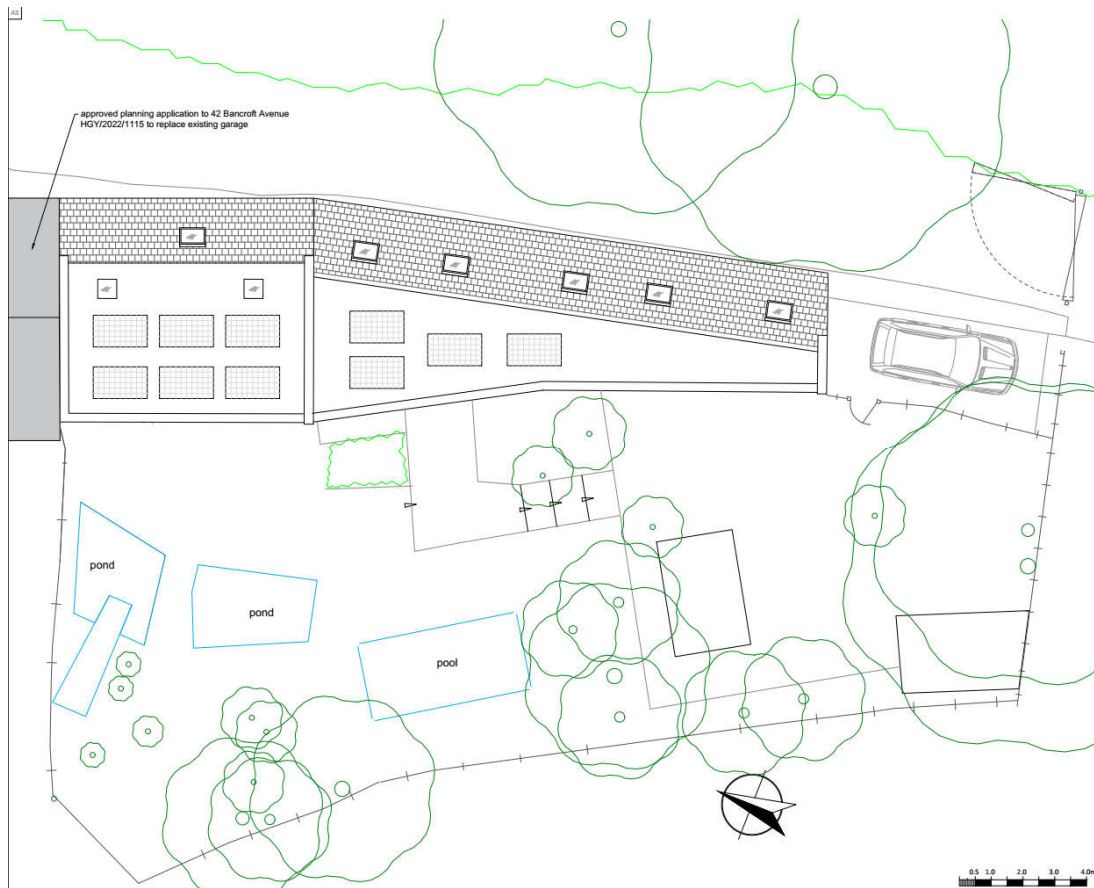


EXISTING GROUND FLOOR PLAN

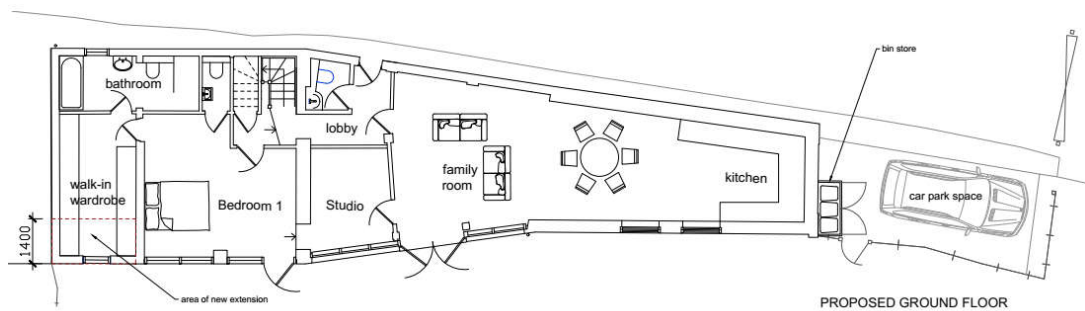


EXISTING FIRST FLOOR PLAN

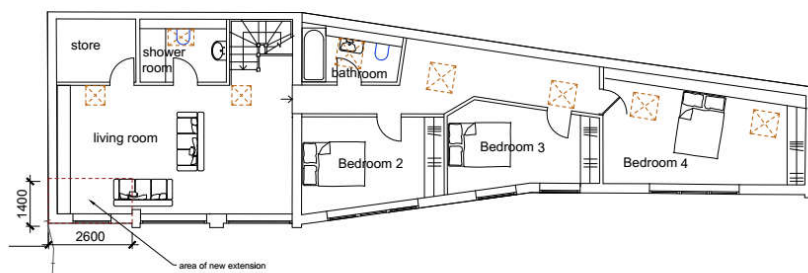
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PROPOSED SITE AND ROOF PLAN



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

